

# COUNTY OF YORK

## MEMORANDUM

**DATE:** January 25, 2005 (BOS Mtg. 2/15/05)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Application No. UP-654-05, Apple Door Systems

### **ISSUE**

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 15, No. 4b) of the York County Zoning Ordinance, to authorize approximately 1,500-square feet of outdoor storage yard in conjunction with a contractor's office/shop. The subject parcel is located at 1625 Merrimac Trail (Route 143) and is further identified as Assessor's Parcel No. 15-10-3.

### **DESCRIPTION**

- Property Owner: Rebecca H. Briggs, with representative Tim A. Mills
- Location: 1625 Merrimac Trail (Route 143)
- Area: 0.69 acre
- Frontage: Approximately 100 feet along Merrimac Trail (Route 143)
- Utilities: The property is currently served by public water and sewer
- Topography: Sloping down from Merrimac Trail to detention area at rear of lot
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: Developed parcel with 5,000 square foot building.
- Surrounding Development:
  - North and East: Jack Rabbit Self Storage
  - South: CSX Railroad across Merrimac Trail, with Busch properties beyond
  - West: Vacant land
- Proposed Development: Outdoor storage in conjunction with proposed contractor's office/shop.

## **CONSIDERATIONS/CONCLUSIONS**

1. The Comprehensive Plan designates this area for General Business, and the property is zoned GB – General Business. While the contractor's shop is a use permitted by right in the GB district, outside storage requires approval of a Special Use Permit. Until several weeks ago, the property was being used by Williamsburg Appliance for appliance sales/household items repair, both allowed by right in the GB district. Apple Door Systems proposes to occupy the existing 5,000 square foot building as a garage door and custom door sales and installation contractor's office/shop with approximately 1,500 square feet of outdoor storage area to be located to the rear of the office/shop building.
2. With the proposed change in use to Apple Door Systems, the applicant submitted a sketch plan modifying the building interior to create a 1,250 square foot showroom, a 1,250 square foot office, a 1,250 square foot workshop, and 1,250 square feet of inside warehousing. The requirement for parking for the remodeled building interior would be ten spaces, which the applicant has outlined on the sketch plan (five spaces in the front and five spaces in the rear). A condition has been included in the approving resolution to require the minimum parking requirement per square footage of use to be met or exceeded.
3. The land uses directly abutting the property are commercial in nature (vacant commercial parcel and mini-warehouse facility) with existing residential property to the northwest of the subject parcel. The proposed outdoor storage area would be located approximately 150 feet from existing dwellings in the Carver Gardens subdivision. Currently, there is an existing six-foot chain link fence along the northwest property line, which turns southeast connecting into the building at the southwest corner. The applicant has proposed installing slats in the fence to create opaque screening, and a condition to this effect has been included in the approving resolution.

Currently there is a rolling slatted chain link gate which can be pulled to screen the entrance drive to the rear portion of the lot. To screen views into the rear of the lot (the proposed outdoor storage area) from Merrimac Trail, a condition has been included to require the rolling gate to remain closed at all times except when employees and delivery vehicles need to access the rear of the lot.

Along the eastern border with Jack Rabbit mini storage, the property is adequately screened by the warehouse building on the Jack Rabbit parcel; however, if the mini-storage buildings were to be removed no screening would be in place on the eastern and northern sides of the parcel. A condition has been included to require installation of screening if the building is removed, in addition to other conditions to address the screening of the outside storage area.

4. The applicant has proposed to augment the existing landscaping on the lot by adding to the existing plantings within the front yard along Merrimac Trail. Existing plantings will be supplemented with a mix of evergreen and deciduous shrubs. Conditions addressing the landscape yards have been included.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered this application at its regular meeting on January 12, 2005 and, subsequent to conducting a public hearing at which only the applicant spoke, voted 6:0 (Harvell absent) to recommend approval.

### **COUNTY ADMINISTRATOR RECOMMENDATION**

I believe the proposed business is a good adaptive re-use of this property. Subject to the above-noted standards, I believe the property can accommodate the contractor's shop with outdoor storage with no adverse impacts on adjacent properties or the Merrimac Trail corridor. Therefore, I recommend that the Board approve this application. This can be accomplished through the adoption of proposed Resolution R05-20.

Carter/3337: EWA

#### **Attachments**

- Excerpts from Planning Commission minutes, January 12, 2005
- Zoning Map
- Vicinity Map
- Sketch Plan parking and landscaping (received December 21, 2004)
- Proposed Resolution R05-20